

- (d) That such use be not objectionable because of odor, excessive light, vapor, dust, steam or other airborne material, pollutants, presence of vermin or rodents, or similar nuisances.

17. Studies [studios] of artists and photographers.

18. Telephone exchange.

B. *[C-1 district regulations.]*

1. All structures, except accessory buildings, shall face a major street.
2. Where a nonresidential use abuts a residential lot, use or district, the side and rear property lines abutting said residential lot, use, or district shall be suitably screened by the nonresidential use so as to obscure the view from the residential lot, use or district to the nonresidential use to a height not less than six feet. All required screening elements shall be permanently and adequately maintained by the nonresidential property owner.
3. No structure or part of a structure shall have in excess of 20 percent of the floor area of the structure used for storage or warehousing; all articles, merchandise, or commodities stored upon a premises shall be sold at retail or fabricated upon the premises.
4. For any newly constructed building or any remodeling or structural changes on an existing building exceeding 75 percent of its fair market value, in addition to paved parking and driving areas, at least ten percent of the lot in front of the building line shall be maintained in landscaped open areas. If all of a portion of the parkway is maintained in landscaped open area, such landscaped portion will reduce the amount of landscaped area on the lot at the rate of two square feet of landscaped parkway area for each required one square foot of landscaping on the lot.
5. All metal buildings shall meet the following minimum requirements:
 - (a) The exterior shall be of baked enamel;
 - (b) For any newly constructed building or any remodeling or structural changes on an existing building exceeding 50 percent of its fair market value, 75 percent, excluding doors and windows, of each exterior wall shall be covered with a material other than metal; and
 - (c) The building shall comply with all zoning and construction codes of the city.

2.110. C-2 general commercial district.

- A. *Purpose.* The C-2 district is established to accommodate those uses that are of citywide and regional significance. Within this district are permitted retail, service, and office uses characteristic of retailing and wholesaling markets. This district is intended to accommodate commercial activities that cannot be accommodated in the C-1 restricted commercial district.
- B. *Generally.*
- (1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided. No inoperative motor vehicle shall be permitted outside the business building.
 - (2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display of sale or seasonal retail items and such incidental display shall be permitted only if it occupies no more than five percent of the total lot area.

- (3) Accessory off-street parking is required for C-2 districts.
- (4) Before a parcel of land which abuts a controlled access highway is zoned as a C-2 district, the city council shall determine whether or not the public welfare requires the present or future establishment of a public service street is required [sic], the same shall be placed on the official map.
- (5) For any newly constructed building or any remodeling or structural changes on [an] existing building exceeding 75 percent of its fair market value, in addition to paved parking and driving areas, at least five percent of the lot, in front of the building line, shall be maintained in landscaped open area. If all of a portion of the parkway is maintained in landscaped open area, such landscaped portion will reduce the amount of landscaped area on the lot at the rate of two square feet of landscaped parkway area for each required one square foot of landscaping on the lot.
- (6) All metal buildings shall meet the following minimum requirements:
 - (a) The exterior shall be of baked enamel.
 - (b) For any newly constructed building or any remodeling or structural changes on an existing building exceeding 50 percent of its fair market value, 75 percent, excluding doors and windows, of each exterior wall shall be covered with a material other than metal.
 - (c) The building shall comply with all zoning and construction codes of the city.

C. *Uses permitted.*

- (1) Any use permitted in the C-1 district;
- (2) Auction rooms;
- (3) Auto body operations;
- (4) Automobile accessory stores;
- (5) Automobile service facilities;
- (6) Automobile washes;
- (7) Blueprinting and photostating establishments;
- (8) Bus passenger station;
- (9) Business machine sales and service establishments;
- (10) Carpet and rug stores;
- (11) Catering establishments;
- (12) Cleaning and dyeing facilities;
- (13) Commercial recreation uses, including bowling alleys, arcades, golf driving range, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;
- (14) Department stores;
- (15) Drive-in eating establishments;
- (16) Dry goods stores;
- (17) Employment agencies;
- (18) Existing residential dwelling units and lodging uses as such on the effective date of this ordinance;
- (19) Exterminating shops;
- (20) Floor covering, sales and installation;
- (21) Fraternal, philanthropic and eleemosynary uses;

- (22) Furniture shops;
- (23) Furrier shops, including the incidental storage and conditioning of furs;
- (24) Hotels, apartment hotels and motels;
- (24.1) Hospitals, sanitariums, nursing homes and personal care centers;
- (25) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;
- (26) Laboratories for research development and testing;
- (27) Laundries;
- (28) Leather goods and luggage stores;
- (29) Loan offices;
- (30) Locksmith shops;
- (31) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;
- (32) Mortuaries;
- (33) Musical instruments sales and repair;
- (34) Office supply stores;
- (35) Orthopedic and medical appliance and supply stores;
- (36) Other retail and wholesale sales, rental and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses:
 - (a) Any use permitted only in the M industrial district;
 - (b) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.
- (37) Paint and wallpaper stores;
- (38) Painters and plumbers shops;
- (39) Pawnshops;
- (40) Phonograph, record, sound equipment and sheet music stores;
- (41) Physical culture and health services and reducing salons;
- (42) Printer;
- (43) Repair and storage garages;
- (44) Restaurants;
- (45) Sanitariums;
- (46) Schools for music, dance, business or trade;
- (47) Sewing machine sales and service, household appliances only;
- (48) Sporting goods stores;
- (49) Spray-painting operations;
- (50) Taxidermists;
- (51) Telegraph offices;
- (52) Theaters, lodges, assembly halls, auditoriums, clubs;

- (53) Ticket agencies, amusement;
- (54) Tire repair shops;
- (55) Travel bureaus and transportation ticket offices;
- (56) Upholstery shops;
- (57) Water softener sales and service;
- (58) Vehicle service centers;
- (59) Veterinary services for the care and temporary boarding, within an enclosed building, of domestic household pets;
- (60) The assembly of goods from previously processed or fabricated materials and the warehousing of these goods. Such uses shall be in conjunction with permitted commercial sales and service uses, shall be conducted wholly within a building, and there shall be no storage of hazardous materials. Such uses shall not emit any vibration, noise, dust, glare, heat, smoke or odor which is detectable beyond the lot on which the use is located;
- (61) Ministorage facilities;
- (62) Storage of rental trucks and trailers, except that vehicles or equipment shall not be parked within the public right-of-way.

2.111. C-O outdoor commercial district.

[A.] *Purpose of district.* The C-O outdoor commercial district is intended to permit a wide variety of businesses characterized by those uses that require an extensive amount of land for the conduct of business. Uses permitted in the C-O districts shall include uses permitted in the C-1 and C-2 districts and such uses when the use entails outdoor facilities or display or sale of items for sale outside of a building, in excess of five percent of the total lot area. In the C-O district, the following regulations shall apply:

[1.] *Screening and fencing.* Screening and fencing shall be provided subject to the general requirements set forth in this ordinance.

[2.] *Parking and loading.*

Parking and loading shall be subject to the general requirements of section 8 of this ordinance.

In addition to paved parking and driving areas, at least ten percent of the lot, in front of the building line, shall be maintained in landscaped open area. If all of a portion of the parkway is maintained in landscaped open area, such landscaped portion will reduce the amount of landscaped area on the lot at the rate of two square feet of landscaped parkway area for each required one square foot of landscaping on the lot.

No inoperative equipment or vehicle shall be stored or parked in a required yard. Any parking or storage spaces for such equipment or vehicles adjacent to an exterior yard or visible from an exterior yard shall be screened by a solid wall or fence not less than six feet in height at the building line.

[3.] *Metal buildings.* All metal buildings shall meet the following minimum requirements:

- (a) The exterior shall be of baked enamel.
- (b) For any newly constructed building or any remodeling or structural changes on an existing building exceeding 50 percent of its fair market value, 75 percent, excluding doors and windows, of the front and any side facing a street shall be covered with a material other than metal. Fifty percent excluding doors and windows, of all other sides shall be covered with a